

4-3-040 COMMERCIAL CORRIDOR BUSINESS DESIGNATIONS:

F. DEVELOPMENT STANDARDS FOR USES LOCATED WITHIN THE NORTHEAST FOURTH STREET, PUGET DRIVE, RAINIER AVENUE, AND SUNSET BOULEVARD BUSINESS DISTRICTS:

1. Northeast Fourth, Puget, Rainier, and Sunset Business Districts:

a. Maximum Front Yard Setback: Maximum front setback of fifteen feet (15') from the property line. In the NE Fourth Business District, the fifteen-foot (15') setback may be modified to accommodate the Boulevard Improvement Plan. When the fifteen-foot (15') setback is modified, a fifteen-foot (15') landscaped buffer shall be required within the enlarged setback. Required parking shall not be located within a modified setback.

b. Public Plazas: ~~There shall be P~~provision of a public plaza of no less than one thousand (1,000) square feet with a minimum dimension of twenty feet (20') on one side abutting the sidewalk. The public plaza must be landscaped as consistent with RMC 4-4-070, including at minimum street trees, decorative paving, pedestrian-scaled lighting, and seating. These public plazas are to be provided at all intersections in the business districts at the intersections identified:-

- i. In the NE 4th Business District, ~~this includes~~ any intersection with NE 4th Street.
- ii. In the Sunset Business District, ~~this includes~~ any intersection with Sunset Boulevard.
- iii. In the Puget Business District, ~~this includes the at the~~ intersection of Benson Road and Puget Drive.
- iv. In the Rainier Avenue Business District, at the intersection of Rainier Avenue and South 3rd, as well as, Rainier Avenue and Airport Way.

~~A landscape plan consistent with RMC 4-4-070 shall be required for the public plaza, showing at a minimum street trees, decorative paving, pedestrian-scaled lighting, and seating.~~

c. Future Commercial Development Pads: For parcels that are not fully developed, designate appropriate areas for future pad development to occur in later phases.

d. Parking: The maximum number of parking spaces provided for uses within the corridor designation is limited to the minimum requirement in RMC 4-4-080F10, Number of Required Parking Spaces. Garage structures shall not open directly onto a principal arterial or street. Parking lots shall be oriented to minimize their visual impact on the site. No more than six (6) stalls may be consecutively clustered without an intervening landscaped area a minimum of five feet (5') in width and the length of the stall.

e. Pedestrian Connections:

i. Location of Pedestrian Connections:

- (a) A minimum of one pedestrian connection shall be provided to connect the entry or entries of each detached building to the street in addition to sidewalks required in RMC 4-6-060F.

- (b) A minimum of one pedestrian connection shall be provided from each parking field located on the back and/or side of a building to the entry or entries.
- (c) A minimum of one pedestrian connection shall be provided from each side of a property or development abutting or adjacent to commercial and/or residential uses.
- (d) Space for the minimum required pedestrian connections above shall be reserved for future pad development and when the proposed development is abutting or adjacent to an unused parcel.

ii. Design Standard for Internal Pedestrian Connections:

- (a) Pedestrian connections shall be ADA accessible and a minimum of five feet (5') in width.
- (b) At least one of the following materials shall be used to define the walkway: pavers, changes in texture, or changes in the composition of the paving.
- (c) The entry and exit of the walkway shall be defined with a trellis, special railing, bollards, or other architectural features, as approved by the Reviewing Official.
- (d) Planting strips required in RMC [4-6-060F](#) shall be located between the road and the required sidewalk. Trees, shrubs, groundcovers, and perennial planting are required components of landscaping. Landscaping is subject to the requirements of RMC [4-4-070](#).
- (e) Bollards or other decorative features may be provided at the pedestrian access points between commercial and residential uses. Chains across vehicular or pedestrian access points are prohibited.

f. Additional Standards for Stand Alone Residential Uses: Site design shall include design elements that support a quality mixed use business district. The following minimum standards shall be met; however, the Reviewing Official may require additional elements consistent with site plan review criteria when determined necessary to integrate commercial and residential uses within this district.

i. Street Grid: The project shall use a modified street grid system where residential buildings are oriented to a street. A public street grid system within the project shall be provided. No cul-de sacs allowed. Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of the modified street grid system. Emergency fire access shall be provided through public streets or private easements connecting to the adjacent commercial or residential area.

ii. Site Design: Each unit shall address the public street, private street, or court with a private residential entry on the front facade of the

structure designed to provide individual ground floor connection to the outside.

iii. Residential Building Size: A maximum of four (4) consecutively attached units shall be allowed.

iv. Minimum Land Area: A minimum of one thousand two hundred (1,200) square feet of land area per dwelling unit is required. Each dwelling shall have a ground-related private useable outdoor space of at least two hundred (200) square feet with a minimum dimension of ten feet (10').

v. Building Design Standards: Urban Design Regulations District B standards shall be required. See RMC [4-3-100](#). Distinctive building design shall be provided with a superior level of quality for materials, details, and window placement. A consistent visual identity shall be applied to all sides of building that can be seen by the general public. Buildings should integrate pitched roofs, dormer windows, etc., to illustrate residential massing. Variation of modulation of vertical and horizontal facades of a minimum of six feet (6') depth and twenty feet (20') length is required at a minimum of a forty-foot (40') interval to reduce overall bulk and add interest and quality. Facades may be articulated with bays, terraces, balconies, awnings, stoops, recessed openings, etc. Large "boxes" without articulation are not allowed. No parapet or roofline shall exceed one-half the length of the building facade without a change in elevation. Building entries should be the most prominent feature of the facade, emphasized through the use of materials and architectural detail such as tower, projections, varied roofs, trellis work, pergolas, or covered entryways.

vi. Walling and Fencing: Any walling or fencing shall use materials used in the architectural treatment of the dwellings. In addition, where fencing occurs between residential and commercial uses, a minimum of one pedestrian access point shall be required consistent with the standards above.

vii. Additional Residential Parking Standards: Parking must be within an enclosed structure located to the rear of the primary structure or in a detached garage with rear access. If this absolutely cannot be accomplished due to physical constraints of the site, then garages shall be designed to have minimum impact on streetscape appearance and function through the use of shared drives, architectural detailing, or facade design. The required guest spaces for attached residential uses may be surface parking.

g. Additional Standards for Mixed Use (Within the Same Building)

Commercial and Residential Uses: Site design shall include design elements that support a quality mixed use business district. The following minimum standards shall be met; however, the Reviewing Official may require additional elements consistent with site plan review criteria when determined necessary to integrate commercial and residential uses within this district.

i. Access: Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of a modified street grid system. Emergency fire access shall be provided through

public streets or private easements connecting to the adjacent commercial or residential area.

ii. Site Design: Commercial space must be reserved on the ground floor of all mixed used buildings, at a minimum depth of thirty feet (30') along the street frontage on the ground floor in the NE 4th, Sunset, and Puget Business District Overlay. Residential uses shall not be located in the ground floor commercial space, except for a residential entry feature linking the residential portion of the development to the street.

iii. Building Design Standards: Urban Design Regulations District B standards shall be required. See RMC [4-3-100](#). Distinctive building design shall be provided with a superior level of quality for materials, details, and window placement. A consistent visual identity shall be applied to all sides of building that can be seen by the general public. Variation of modulation of vertical and horizontal facades of a minimum of six feet (6') depth and twenty feet (20') length is required at a minimum of a forty-foot (40') interval to reduce overall bulk and add interest and quality. Facades may be articulated with bays, terraces, balconies, awnings, stoops, recessed openings, etc. Large "boxes" without articulation are not allowed. No parapet or roofline shall exceed one-half the length of the building facade without a change in elevation. Building entries should be the most prominent feature of the facade, emphasized through the use of materials and architectural detail such as tower, projections, varied roofs, trellis work, pergolas, or covered entryways.

iv. Additional Mixed Use Parking Standards: Parking [for the residential units](#) must be within an enclosed structure located under the residential portion of the building. The required guest spaces for residential uses may be surface parking.

2. Rainier Avenue Business District: The district shall have the following [additional](#) requirements:

- a. Access points are to be consolidated to properties.
- b. New billboards prohibited.
- c. Freestanding signs are restricted to monument signs.
- d. Sidewalk width at the intersections of Rainier Avenue and SW Sunset Boulevard/South Third Street, Rainier Avenue and South Third Place, and Rainier Avenue and South Fourth Place shall be ten feet (10'), minimum.
- e. Maximum setback of fifteen feet (15'). Building setback for a primary use may exceed the maximum; provided, that a designated area for a future pad development that will conform to the maximum setback is established through a recorded document.
- f. The number of parking spaces provided for uses within the district is limited to the minimum requirement.